



California Environmental Quality Act  
NOTICE OF AVAILABILITY OF AN ENVIRONMENTAL IMPACT REPORT

Date: December 17, 2020

To: Responsible Agencies, Trustee Agencies, and Interested Parties

Lead Agency: City of Covina

**Subject: Notice of Availability of an Environmental Impact Report for The Covina Bowl Specific Plan Project**  
**State Clearinghouse Number: 2020010334**

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NOTICE IS HEREBY GIVEN that the City of Covina has prepared a Draft Environmental Impact Report (EIR) that is being distributed for public review. The Draft EIR evaluates potential environmental effects associated with the proposed Covina Bowl Specific Plan Project located at 1118 W San Bernardino Road, 1060 W San Bernardino Road, 1103 W Badillo Street, 1085 W Badillo Street, and 1111 W Badillo Street. Pursuant to the California Public Resources Code and the California Environmental Quality Act Guidelines (CEQA Guidelines), the City of Covina is the Lead Agency for the proposed Project.

In accordance with state law, a minimum 45-day public review period has been established for the Draft EIR, which will commence on **December 17, 2020 and end on February 1, 2021**. During the 45-day review period, the Draft EIR will be available for public review on the City's website and the following locations:

<https://covinaca.gov/pc/page/projects-under-review>

City of Covina  
Community Development Department  
125 East College Street  
Covina, CA 91723

**All environmental related comments on the Draft EIR must be submitted in writing by 5:00 p.m. on February 1, 2021 to:**

Mercy Lugo, Senior Planner  
Community Development Department  
125 East College Street  
Covina, CA 91723  
Email: [mlugo@covinaca.gov](mailto:mlugo@covinaca.gov)

**Project Location:** The Project site is bounded by N Rimsdale Avenue to the east, W San Bernardino Road to the north, and W Badillo Street to the south and includes five parcels located at: 1118 W San Bernardino Road (APN 8434-017-007), 1060 W San Bernardino Road (APN 8434-018-020), 1103 W Badillo Street (APN 8434-017-008), 1085 W Badillo Street (APN 8434-018-021), and 1111 W Badillo Street (APN 8434-017-009).



**Project Description:** The proposed Specific Plan would divide the Project site into four Planning Areas and would permit a mixed-use development that includes adaptive reuse of the Covina Bowl building to provide 12,000 square feet commercial/office uses within Planning Area 1, and development of 132 for sale multi-family residential units within 16 three-story buildings in Planning Area 2. The Specific Plan would also allow for future mixed-use development within Planning Areas 3 & 4.

*Planning Area 1.* The Covina Bowl building would be adaptively reused to provide approximately 12,000 square feet of commercial/office space that would be utilized for administrative offices, retail, coffee shop/bakery, and other uses commonly found in neighborhood commercial zones. Adaptive reuse of the Covina Bowl building would include demolition of the rear (west) mass that previously contained the bowling lanes, removal of the south addition, portions of the northern part, and restoration of the remaining building.

*Planning Area 2.* The proposed development within Planning Area 2 consists of 132 for sale multi-family residential units that would be located within 16 three-story buildings. The proposed residential units would include one through four-bedroom units. In addition, the proposed development would provide approximately 5,026 square feet of common open space and recreational area.

Vehicular access to Planning Areas 1 and 2 would be provided by five driveways, including one driveway on W. San Bernardino Road, three driveways on N. Rimsdale Avenue, and one driveway on W. Badillo Street. The Project also includes pedestrian paths to provide for non-vehicular onsite circulation for connection to existing sidewalks and bike lanes adjacent to the proposed Project. The Project would provide new ornamental landscaping that would be drought-tolerant, non-invasive, and compliant with the City of Covina's landscaping requirements. The proposed Project would install new exterior lighting onsite for security, accent landscaping, and to light signage, walkways, and parking areas in compliance with the City's Municipal Code.

*Planning Area 3.* There is no specific development proposed for Planning Area 3. However, the Specific Plan includes buildout of the 0.35-acre area by removing the existing office space and development of either 4,175 square-feet of retail space or 11 multi-family residential units that would be accessed from Badillo Street.

*Planning Area 4.* There is no specific development proposed for Planning Area 4. However, the Specific Plan includes buildout of the 1.71-acre area by removing the existing 31 apartment units, restaurant, and associated site improvements and development of either 37,244 square feet of retail space or 52 multi-family residential units. Vehicular access to Planning Area 4 would be from a driveway on W. San Bernardino Road.

**Environmental Topics Evaluated:** The EIR examined the potential of the proposed Project to generate impacts related to the following environmental topics:

- Aesthetics
- Air Quality
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Public Services
- Parks and Recreation
- Transportation
- Tribal Cultural Resources
- Project Alternatives

**SIGNIFICANT ENVIRONMENTAL EFFECTS:** Implementation of the proposed Specific Plan Project could result in potentially significant impacts to cultural resources, construction vibration, transportation, and tribal

cultural resources. The Draft EIR includes mitigation measures that would reduce these effects to a less than significant level, with the exception of impacts to cultural resources related to historic resources, which would remain significant and unavoidable. The proposed certification of the EIR includes adoption of CEQA Findings of Fact, a Statement of Overriding Considerations, and a Mitigation Monitoring and Reporting Program.

**Notice of Study Session:** The City will conduct a Study Session with the Planning Commission regarding the Covina Bowl Specific Plan Project on December 22, 2020. The Study Session will only involve discussion regarding the Project and there will be no decisions or actions made at that time. The Study Session will take place on December 22, 2020 at 7 p.m. via Zoom. Access to the study session can be found on the City of Covina webpage: <https://covina.gov/>.

Those who wish to comment at the Study Session are requested to email [planning@covina.gov](mailto:planning@covina.gov) prior to the start of the meeting. Include your full name (first and last name) and statement. A staff person will read it into the record during public comment period.

For additional information please contact Mercy Lugo, Senior Planner, by phone at (626) 384-5450 or by email at [MLugo@covina.gov](mailto:MLugo@covina.gov).